



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: January 24, 2006

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: CONSENT: Special Use Permit for a School Bus Operation and Parking Lot (CSU-50026)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the December 7, 2005 public hearing, the County Planning Commission voted 5-0 (Commissioners Facio and Pacias excused) to recommend approval of a Special Use Permit for a School Bus Operation and Parking Lot on the westerly portion of an unplatted tract of land, located on the east side of Old Coors approximately 300 feet south of Rosendo Garcia Road, zoned A-1 with a Special Use Permit for a Winery, containing approximately 5.25 acres. The decision was based on the following nine (9) Findings and subject to the following nineteen (19) Conditions.

Findings:

1. This request is for a Special Use Permit for School Bus Operation and Parking Lot on the westerly portion of an unplatted tract of land, located at 1325 Foothill Road SW, on the east side of Old Coors approximately 300 feet south of Rosendo Garcia Road, zoned A-1 with a Special Use Permit for a Winery, containing approximately 5.25 acres.
2. The Special Use Permit for a Winery (CSU-86-21) is superceded by the new Special Use Permit for a School Bus Operation and Parking Lot (CSU-50026).
3. The eastern boundary of the Special Use Permit is the line between parcel one and parcel two (Tract 208A7) as depicted on the site plan dated October 24, 2005.
4. The request is consistent with Resolution 116-86 in that a Special Use Permit will act as a transition between adjacent zones, and the conditions of approval apply regulations that require the applicant to minimize impacts to adjoining properties.
5. This request is consistent with Resolution 116-86 in that the applicant has demonstrated that the existing zoning is inappropriate in that there are changed neighborhood conditions mainly that M-1 zoning and Special Use Permits surround the site.

6. The property is within the Developing Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
7. This request is consistent with the health, safety, and general welfare of the residents of the County.
8. Approval of this request does not infer or guarantee subdivision of the subject site.
9. This request is consistent with Resolution 116-86 in that this land use is more advantageous to the community in that it encourages a small-scale, locally-owned and operated industry that complements residential areas and reduces the need to travel as articulated in Policies 3.g, 6.a, 6.b & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.

Conditions:

1. The applicant shall obtain a Surface Disturbance Permit from the City of Albuquerque Environmental Health Department prior to any earthmoving activities involving a parcel of $\frac{3}{4}$ of an acre or more. A copy of the permit shall be submitted to the Zoning, Building, Planning & Environmental Health Department.
2. In the event of future residential uses are developed adjacent to the subject site, a solid wall or solid fence at least six feet high shall be erected within 120 days from the date of residential construction and shall be erected on sides abutting any residential uses.
3. A six (6) foot landscape buffer shall be located parallel to the inside face of the wall and shall have a mixture of shade trees and evergreen trees to provide buffering at a minimum of twenty-five (25) feet on center.
4. Landscaping adjacent to residential properties shall consist of a combination of shade and evergreen trees, twenty-five (25) feet on center. Street trees and all other landscaping shall be maintained.
5. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
6. Street trees shall be planted at thirty (30) feet on center along Coors Boulevard.
7. No outdoor speakers or amplified sound systems shall be permitted.
8. The applicant shall provide gravel or other appropriate surface material to cover the ground area proposed for vehicle storage in order to prevent dust and maintain air quality for the surrounding area.
9. The access easement shall meet all Bernalillo County Public Works Division requirements including additional easement for the intersection radius and the turnaround.
10. A Traffic Impact Analysis shall be submitted to Bernalillo County Public Works Division (BCPWD) for review and approval unless BCPWD determines that traffic flow does not warrant this analysis.
11. Prior to development of any portion of this property affected by the Special Use Permit, a grading and drainage plan shall be submitted to Bernalillo County Public Works Division for review and approval.

12. The applicant shall obtain a sewer availability statement from the Albuquerque/Bernalillo County Water Utility Authority and shall connect to the Albuquerque/Bernalillo County sewer, if available. A copy of the statement shall be submitted to the Zoning, Building, Planning & Environmental Health Department.
13. The operation of diesel powered vehicles or other vehicles at the site shall comply with Air Quality Board Regulation No. 103 (20 NMAC 11.103, Motor Vehicle Visible Emissions). This regulation ensures that visible emissions are kept within limits specified for different sizes of vehicles and during a 10 minute start up period. Vehicles must be maintained in a condition to comply with these requirements. Vehicles will be equipped and supplied with appropriate equipment for minimizing start up times. All support equipment, such as electrical lines, will be permanently installed.
14. The residential facility will be upgrade in accordance with commercial regulations.
15. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
16. All onsite repairs will be done inside the building.
17. The Special Use Permit shall be issued for ten (10) years.
18. A revised site development plan consistent with the Conditions of approval and the boundaries of the Special Use Permit shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commission approval.
19. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (December 9, 2005).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval